



Pub Name: Bird I'th Hand

Location: Wigan

Scope of Works

Area	Works to be completed
External	• Full external redecoration • New signage and external lighting
Rear Beer Garden	• New festoon lighting • New timber fencing and gates • Improvements to the seating area • New external furniture
Trade Area – Generally	• Full internal redecoration • New flooring and entrance matting • New darts area and drinks shelf • Existing fixed seating reupholstered • Bar front and bar top refurbished • Rear lobby reinstated • New bric-a-brac, curtains and loose furniture
Male Toilets	• Full internal redecoration • Improvements to existing sanitaryware • New lobby door • New ventilation
Female Toilets	• Full internal redecoration • New half-height dado panelling • New vanity unit and sink • New toilet seats • New ventilation
Private	• Full internal redecoration

Accommodation	• Bathroom repairs and new vinyl flooring • Kitchen repairs, upgraded worktops and new vinyl flooring • Flooring preparation works where required
Sustainability	• No EPC works required – current EPC rating is C

Summary

This Invest for Success scheme is designed to enhance the pub's trading potential through targeted capital investment. The work focuses on improving the customer experience, operational efficiency and long-term sustainability of the business.

Applicants should be aware that all refurbishments are subject to final board approval, which will be determined as part of the leasing process.